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2 DECLARATORY RESOLUTION NO. R-43-913 A DECLARATORY RESOLUTION
4 designating an "Economic
5 Revitalization Area" under I.C. 6-
6 1.1-12.1 for property commonly
7 known as 2905 Reynolds Street, Fort
8 Wayne, Indiana 46803 (Home Guard
9 Industries, Inc.).10 WHEREAS, Petitioner has duly filed its petition dated July
11 18, 1991, to have the following described property designated and
12 declared an "Economic Revitalization Area" under Division 6,
13 Article II, Chapter 2 of the Municipal Code of the City of Fort
14 Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1, to wit:15 Lots #21, #22, and #23, together with the
16 vacated alley lying between said lots #22 and
17 23, said alley having been vacated by
18 Declaratory Resolution #1370-1974, all being
19 Hagerman's Subdivision of Lot #23 in Bird's
20 Partition in the City of Fort Wayne, Allen
21 County, Indiana; Excepting therefrom the
22 entire South 5 feet thereof as dedicated for
23 Reynolds Street right-of-way and further
24 excepting therefrom the East 10 feet of said
25 Lot #23 as dedicated for Edsall Avenue right-
26 of-way, containing, after said exceptions,
27 1.998 acres (87,037 square feet) of land,
28 subject to all easements of record.29 This property is in Zone C according to Flood Insurance
30 Rate Map 180003 0010 B, effective April 3, 1985.31 said property more commonly known as 2905 Reynolds Street, Fort
32 Wayne, Indiana 46803.33 WHEREAS, said project will create 10 additional permanent
34 jobs for a total additional annual payroll of \$125,000.00, with
35 the average new annual job salary being \$12,500.00; and

36 WHEREAS, the total estimated project cost is \$225,000.00; and

37 WHEREAS, it appears the said petition should be processed to
38 final determination in accordance with the provisions of said
39 Division 6.40 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE
41 CITY OF FORT WAYNE, INDIANA:

1 SECTION 1. That, subject to the requirements of Section 6,
2 below, the property hereinabove described is hereby designated and
3 declared an "Economic Revitalization Area" under I.C. 6-1.1-12.1.
4 Said designation shall begin upon the effective date of the
5 Confirming Resolution referred to in Section 6 of this Resolution
6 and shall continue for one (1) year thereafter. Said designation
7 shall terminate at the end of that one-year period.

8 SECTION 2. That upon adoption of the Resolution:

- 9 (a) Said Resolution shall be filed with the Allen County
10 Assessor;
- 11 (b) Said Resolution shall be referred to the Committee on
12 Finance and shall also be referred to the Department of
13 Economic Development requesting a recommendation from
14 said department concerning the advisability of
15 designating the above designated area an "Economic
16 Revitalization Area";
- 17 (c) Common Council shall publish notice in accordance with
18 I.C. 6-1.1-12.1-2.5 and I.C. 5-3-1 of the adoption and
19 substance of this Resolution and setting this
20 designation as an "Economic Revitalization Area" for
21 public hearing;
- 22 (d) If this Resolution involves an area that has already
23 been designated an allocation area under I.C. 36-7-14-
24 39, then the Resolution shall be referred to the Fort
25 Wayne Redevelopment Commission and said designation as
26 an "Economic Revitalization Area" shall not be finally
27 approved unless said Commission adopts a resolution
28 approving the petition.

29 SECTION 3. That, said designation of the hereinabove
30 describe property as an "Economic Revitalization Area" shall apply
31 to a deduction of the assessed value of real estate.

1 SECTION 4. That, the estimate of the number of individuals that
2 will be employed or whose employment will be retained and the
3 estimate of the annual salaries of those individuals and the
4 estimate of the value of redevelopment or rehabilitation all
5 contained in Petitioner's Statement of Benefits, are reasonable
6 and are benefits that can be reasonably expected to result from
7 the proposed described redevelopment or rehabilitation.

8 SECTION 5. The current year approximate tax rates for taxing
9 units within the City would be:

- 10 (a) If the proposed development does not occur, the
11 approximate current year tax rates for this site would
12 be 7.595561/\$100.
- 13 (b) If the proposed development does occur and no deduction
14 is granted, the approximate current year tax rate for
15 the site would be 7.595561/\$100 (the change would be
16 negligible).
- 17 (c) If the proposed development occurs, and a deduction
18 percentage of fifty percent (50%) is assumed, the
19 approximate current year tax rate for the site would be
20 7.595561/\$100 (the change would be negligible).

21 SECTION 6. That, this Resolution shall be subject to being
22 confirmed, modified and confirmed or rescinded after public
23 hearing and receipt by Common Council of the above described
24 recommendations and resolution, if applicable.

25 SECTION 7. Pursuant to I.C. 6-1.1-12.1, it is hereby
26 determined that the deduction from the deduction of the real
27 property shall be for a period of 10 years.

28 SECTION 8. The benefits described in the Petitioner's
29 statement of benefits can be reasonably expected to result from
30 the project and are sufficient to justify the applicable
31 deductions.

1 SECTION 9. That, this Resolution shall be in full force and
2 effect from and after its passage and any and all necessary
3 approval by the Mayor.

4

5 *Don J. Schmidt*

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7 Council Member

8 APPROVED AS TO FORM AND
9 LEGALITY

10 *J. Timothy McCaulay*
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12 J. Timothy McCaulay, City Attorney

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Read the first time in full and on motion by seconded by _____, and duly adopted, read the second time title and referred to the Committee on _____ (and th City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Conference Room 128, City-County Building Fort Wayne, Indiana, on _____, the _____, 19_____, at _____ o'clock M., E.S. of _____

DATED:

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by Schmidt seconded by Schmidt, and duly adopted, placed on its passage. PASSED LAST by the following vote:

	AYES	NAYS	ABSTAINED	ABSENT
<u>TOTAL VOTES</u>	<u>5</u>			<u>4</u>
<u>BRADBURY</u>				
<u>BURNS</u>	<u>✓</u>			
<u>EDMONDS</u>	<u>✓</u>			
<u>GIAQUINTA</u>				<u>✓</u>
<u>HENRY</u>	<u>✓</u>			
<u>LONG</u>				<u>✓</u>
<u>REDD</u>				<u>✓</u>
<u>SCHMIDT</u>	<u>✓</u>			
<u>TALARICO</u>	<u>✓</u>			

DATED:

8-13-91

SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL) (SPECIAL) (ZONING MAP) ORDINANCE RESOLUTION NO. Q-4391 on the 13th day of August, 1991.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

ATTEST
SEAL
Samuel J. Talarico
PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 15th day of August, 1991, at the hour of 11:00 o'clock A. M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 15th day of August, 1991, at the hour of 3:00 o'clock P. M., E.S.T.

R. Helmke
PAUL HELMKE, MAYOR



STATEMENT OF BENEFITS

State Form 27167 (7-87)

Form SB-1 is prescribed by the State Board of Tax Commissioners (1987)

Confidential Statement: The records in this series are CONFIDENTIAL according to Indiana Code 8-1.1-35-9.

INSTRUCTIONS: (I.C. 8-1.1-12.1) THIS PAGE TO BE COMPLETED BY APPLICANT

1. This statement must be submitted to the body designating the economic revitalization area BEFORE a person acquires new manufacturing equipment or begins the redevelopment or rehabilitation of real property for which the person wishes to claim a deduction. Effective July 1, 1987.
2. If a person is requesting the designation of an economic revitalization area, this form must be submitted at the same time the request is submitted.
3. Approval of the designating body (City Council, Town Board, County Council, etc.) must be obtained before a deduction may be approved.
4. To obtain a deduction Form 322 ERA, Real Estate Improvements and / or Form 322 ERA / PP, New Machinery, must be filed with the county auditor. With respect to real property, Form 322 ERA must be filed by the later of (1) May 10 or (2) thirty(30) days after a notice of increase in real property assessment is received from the township assessor. Form 322 ERA / PP must be filed between March 1 and May 15 of the assessment year in which new manufacturing equipment is installed, unless a filing extension has been obtained. A person who obtains a filing extention must file the form between March 1 and June 14 of that year.

Name of Designating Body	County
Name of Taxpayer	
JOSEPH BARBIERI	Home Guard Ind. Inc.
Address of Taxpayer (Street, city, county)	ZIP Code
4701 STRATFORD RD	FORT WAYNE, IN 46807
46807	

SECTION I LOCATION, COST AND DESCRIPTION OF PROPOSED PROJECT

Location of property if different from above

2905 REYNOLDS ST.

Taxing District

F. WAYNE - 93

Cost and description of real property improvements and / or new manufacturing equipment to be acquired:

225,000 Steel building addition

(Attach additional sheets if needed)	Estimated Starting Date	Estimate Completion Date
	Oct 91	DEC 91

SECTION II ESTIMATE OF EMPLOYEES AND SALARIES AS RESULT OF PROPOSED PROJECT

Current Number	Salaries	Number Retained	Salaries	Number Additional	Salaries
50	652,000	50	652,000	10	125,000

SECTION III ESTIMATE TOTAL COST AND VALUE OF PROPOSED PROJECT

Current Values	REAL ESTATE IMPROVEMENTS		MACHINERY	
	COST	ASSESSED VALUE	COST	ASSESSED VALUE
	250,000	88770		
Plus estimated values of proposed project	225,000	75000		
Less: Values of any property being replaced				
Net estimated values upon completion of project		163,770		

SECTION IV OTHER INFORMATION REQUIRED BY THE DESIGNATING BODY

I hereby certify that the representations on this statement are true.	Signatures of Authorized Representative	
Title	Date of Signature	Telephone Number
Pres.	7-18-91	219-472-3470

FOR USE OF DESIGNATING BODY

IMPACT ON THE CURRENT YEAR TAX RATE FOR THE TAXING DISTRICT INDICATED ABOVE

Tax Rates Determined Using The Following Assumptions	Total Tax Rates
1. Current total tax rate.	\$
2. Approximate tax rate if project occurs and no deduction is granted.	\$
3. Approximate tax rate if project occurs and a deduction is assumed.	\$

Assume an 80% deduction on new machinery installed and / or a 50% deduction assumed on real estate improvements.

We have reviewed our prior actions relating to the designation of this economic revitalization area and find that the applicant meets the general standards adopted in the resolution previously approved by this body. Said resolution, passed under IC 6-1.1-12.1-2.5, provides for the following limitations as authorized under IC 6-1.1-12.1-2:

- A) The designated area has been limited to a period of time not to exceed _____ calendar years. *(See Below)
- B) The type of deduction that is allowed in the designated area is limited to:
 - 1) Redevelopment or rehabilitation of real estate improvements. Yes No
 - 2) Installation of new manufacturing equipment Yes No
 - 3) No limitations on type of deduction (check if no limitations) No
- C) The amount of deduction applicable for new manufacturing equipment installed and first claimed eligible for deduction after July 1, 1987, is limited to \$ _____ cost with an \$ _____ assessed value.

Also we have reviewed the information contained in the statement of benefits including the impact on the tax rate incorporated herein, and have determined that the benefits described above can be reasonably expected to result from the project and are sufficient to justify the applicable deduction.

Approved: Signature of Authorized Member and Title

Date of Signature

Attested By:

Designated Body

8-13-91

- If a commission council town board or county council limits the time period during which an area is an economic revitalization area, it does not limit the length of time a taxpayer is entitled to receive a deduction to a number of years designated under I.C. 6-1.1-12.1-4 or 4.5 Namely:

NEW MANUFACTURING EQUIPMENT	REDEVELOPMENT OR REHABILITATION OF REAL PROPERTY IMPROVEMENT
	For Deductions Allowed Over A Period Of:
Year of Deduction	Percentage

Year of Deduction	Percentage	Year of Deduction	Three (3) Year Percentage	Six (6) Year Percentage	Ten (10) Year Percentage
1st	100%	1st	100%	100%	100%
2nd	95%	2nd	66%	85%	95%
3rd	80%	3rd	33%	66%	80%
4th	65%	4th		50%	65%
5th	50%	5th		34%	50%
6th and thereafter	0%	6th		17%	40%
		7th			30%
		8th			20%
		9th			10%
		10th			5%

SUMMARY SHEET & ECONOMIC DEVELOPMENT RECOMMENDATION
FOR
"ECONOMIC REVITALIZATION AREA"
IN
CITY OF FORT WAYNE, INDIANA

Name of Applicant: Home Guard Industries, Inc.

Site Location: 2905 Reynolds Street
Fort Wayne, Indiana 46803

Councilmanic District: 1st Existing Zoning: M-1

Nature of Business: Vinyl window manufacturing warehouse facilities

Project is located in the following:

	<u>Yes</u>	<u>No</u>
Designated Downtown Area		X
Urban Enterprise Zone		X
Redevelopment Area		X
Platted Industrial Park		X
Flood Plain		X

Description of Project:

Build a 14,300 square foot steel building addition to the existing 6075 square foot steel building.

Type of Tax Abatement: Real Property Manufacturing Equipment

Estimated Project Cost: \$ 225,000.00 Permanent Jobs Created: 10

STAFF RECOMMENDATION

As stated per the established policy of the Department of Economic Development, the following recommendations are hereby made:

1. Designation as an "Economic Revitalization Area" should be granted. Yes No
2. Designation should be limited to a term of 1 year(s).
3. The period of deduction should be limited to 10 year(s).

COMMENTS:

Staff

Karen A. See

Date

7-26-91

Director

Beth Neu

Date

7-29-91



AN APPLICATION TO
THE CITY OF FORT WAYNE, INDIANA
FOR DESIGNATION OF PROPERTY AS AN
"ECONOMIC REVITALIZATION AREA"
AND STATEMENT OF BENEFITS

APPLICATION FOR THE FOLLOWING TYPE OF DESIGNATION:

- Real Estate Improvements
 Personal Property (New Manufacturing Equipment)
 Both Real Estate Improvement & Personal Property
- *****

A. GENERAL INFORMATION

Applicant's Name: Home Guard Industries, Inc. #
JOSEPH & KATHRYN A. BARBIERI

Address of Applicant's Principal Place of Business:

2905 Reynolds St.
Fort Wayne, IN 46803

Phone Number of Applicant: (219) 426-3470

Street Address of Property Proposed to be Designated:

2905 Reynolds St.
Fort Wayne, IN 46803

Real Estate Key Number for the Property: 93-2907-0021

Staff to Complete:

SIC Code of Principal User of Property: _____



B. <u>PROJECT SUMMARY INFORMATION</u>	YES	NO
Is the project site solely within the city limits of the City of Fort Wayne?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Is the project site within the regulatory floodplain?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the rivergreenway area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a Redevelopment area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within a platted industrial park?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is the project site within the designated downtown area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will this project require public improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
____ Sewer Lines		
____ Water Lines		
____ Road Improvements		
____ Other		
Does your company plan to request state or local assistance to finance these public improvements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Will the proposed project have any adverse environmental impact?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
C. <u>ZONING INFORMATION</u>		
What is the existing zoning classification on the project site? <u>M-1</u>		
What zoning classification does the project require? <u>M-1</u>		
What is the nature of the business to be conducted at the project site?		
<u>VINYL WINDOW MANUFACTURING &</u>		
<u>WAREHOUSE FACILITIES</u>		

D. REAL ESTATE ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for real estate improvements.

What structure(s) (if any) is currently on the property?

2 Steel Buildings

What is the condition of the structure(s) listed above?

Excellent

Current assessed value of real estate:

Land	
Improvements	<u>88 770</u>
Total	<u>88 770</u>

What was the amount of total property taxes owed during the immediate past year? \$ 3178.74 for year 1990.

Give a brief description of the proposed improvements to be made to the real estate.

14,300 sq ft. Steel building addition to existing
6075 sq ft. steel building

What is the total cost of the project? \$ 225,000

What is the anticipated first year tax savings attributable to this designation? \$ 3000.00

Explain how your company plans to use these tax savings.

To reduce operating cost of new buildings during period of effective utilization (which could be several years)

E. PERSONAL PROPERTY ABATEMENT

Complete this section of the application only if requesting a deduction from assessed value for installation of new manufacturing equipment.

Current assessed value of personal property: _____

What was the amount of personal property taxes owed during the immediate past year? \$ _____ for year 19_____.

Give a brief description of new manufacturing equipment to be installed at the project site.

Cost of new manufacturing equipment: \$_____

Development Time Frame:

When will installation begin of new manufacturing equipment?

When is installation expected to be completed? _____

Explain how your company plans to use these tax savings.

What is the anticipated first year tax savings attributable to the new manufacturing equipment? \$_____

F. PUBLIC BENEFIT INFORMATION

How many permanent employees currently are employed by the applicant in Allen County? 50

How many permanent jobs will be created as a result of this project? 10 +

Anticipated time frame for reaching employment level stated above 2 years

Current annual payroll: \$ 652,000

New additional payroll: \$ 125,000

What is the nature of the jobs to be created?

General window manufacturing & warehouse positions

Please provide the annual salary range for the jobs being created:

Minimum \$1.00 Maximum 8.00 Average 6.50

Please check if these newly-created jobs provide any of the listed benefits:

- Pension Plan - Profit + Sharing
- Tuition Reimbursement
- Major Medical Plan
- Life Insurance
- Disability Insurance

List any benefits not mentioned above:

Will your company be registering the new jobs created from this project with any of the employment and training agencies listed below?

No	JobWorks
	Benito Juarez Center
	Township of Wayne
	Catholic Charities Ft Wayne-South Bend Diocese
	Community Action of Northeast Indiana, Inc.
	State of Indiana, Department of Public Welfare
	Fort Wayne Rescue Mission
	Lutheran Social Services, Inc.
	Fort Wayne Urban League, Inc.
	Fort Wayne Women's Bureau
	State of Indiana, Employment Security Division
	State of Indiana, Vocational Rehabilitation Services
	Anthony Wayne Services
	Indiana Department of Commerce
	Indiana Institute of Technology
	Indiana Purdue University at Fort Wayne
	Ivy Tech

Undesirability of Normal Development:

What evidence can be provided that the property on which the project is located "has become undesirable for, or impossible of, normal development and occupancy because of lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development or property or use of property" or is an area "where a facility or a group of facilities that are technologically, economically, or energy obsolete are located and where the obsolescence may lead to a decline in employment and tax revenues"?

Help is required to bring additional employment opportunities to a depressed area.

In what Township is the project site located? Wayne

In what Taxing District is the project site located? 93 - Ft. WAYNE

G. CONTACT PERSON

Name and address of contact person for further information if required:

Joseph Barbieri

Phone number of contact person: (219) 426 - 3470

I hereby certify that the information and representation on this application and attached exhibits are true and complete. Further, it is hereby certified that no building permit has been issued for construction of improvements, nor has any manufacturing equipment been purchased, either of which is included and/or described herein, as of the date of filing of this application.

Joseph Barbieri
Signature of Applicant

7-18-91
Date

Admin. Appr.

DIGEST SHEET

TITLE OF ORDINANCE DECLARATORY RESOLUTION

Q-91-08-05

DEPARTMENT REQUESTING ORDINANCE Department of Economic Development

SYNOPSIS OF ORDINANCE Home Guard is requesting a tax abatement in order to build a 14,300 square foot building addition to the existing building structure.

EFFECT OF PASSAGE Will allow for the creation of 10+ jobs.

EFFECT OF NON-PASSAGE Opposite of above.

MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS)

ASSIGNED TO COMMITTEE (PRESIDENT) Mark GiaQuinta



MEMORANDUM

TO: City-Council Members

FROM: Karen A. Lee, Business Development Specialist *KAL*

DATE: July 25, 1991

RE: Tax Abatement Application by Home Guard

Background:

Home Guard Industries is a vinyl window manufacturer and warehouse facility. They want to build a 14,300 square foot steel building addition to the existing building.

Reviewing Alternatives:

Approval of Home Guard's tax abatement will allow for the creation of 10+ jobs.

Recommendations:

The staff's recommendation is that the tax abatement be approved for Home Guard for ten years on the real property.

jk

BILL NO. R-91-08-05

REPORT OF THE COMMITTEE ON FINANCE

MARK E. GIAQUINTA, CHAIRMAN
DONALD J. SCHMIDT, VICE CHAIRMAN
BRADBURY, REDD, BURNS

WE, YOUR COMMITTEE ON FINANCE TO WHOM WAS
REFERRED AN (ORDINANCE) XXXXXX Resolution designating an "Economic
Revitalization Area" under I.C. 6-1.1-12.1 for property commonly
known as 2905 Reynolds Street, Fort Wayne, Indiana 46803
(Home Guard Industries, Inc.)

HAVE HAD SAID (ORDINANCE) XXXXXX (RESOLUTION) UNDER CONSIDERATION
AND BEG LEAVE TO REPORT BACK TO THE COMMON COUNCIL THAT SAID
(ORDINANCE) XXXXXX (RESOLUTION)

DO PASS

DO NOT PASS

ABSTAIN

NO REC

Dan J. Brown.

John L. Denny

C.J. Edmond

Samuel J. Tolson

DATED:

8-13-91.

Sandra E. Kennedy
City Clerk